

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/42 MADELEINE ROAD CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

Other

Suburb

Clayton

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/10 WRIGHT STREET CLAYTON VIC 3168	820000	24-Aug-25
2/12 FLORA ROAD CLAYTON VIC 3168	850000	27-Nov-25
2/13 JAGUAR DRIVE CLAYTON VIC 3168	804000	23-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 February 2026


**3/10 WRIGHT STREET CLAYTON
VIC 3168**

Sold Price

820000 Sold Date **24-Aug-25**
 3  2  1

Distance -


**2/12 FLORA ROAD CLAYTON VIC
3168**

Sold Price

850000 Sold Date **27-Nov-25**
 3  1  1

Distance -


**2/13 JAGUAR DRIVE CLAYTON VIC
3168**

Sold Price

^{RS} **804000** Sold Date **23-Dec-25**
 3  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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